

**SHRI TULJABHAVANI TEMPLE TRUST, TULJAPUR DIST- Dharashiv
FOR APPOINTMENT OF THIRD-PARTY CONSULTANT FOR MONITORING OF
CONSERVATION WORKS**

AT SHRI TULJABHAVANI TEMPLE, TULJAPUR

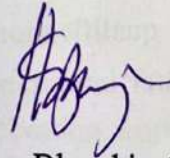
Shri Tuljabhavani Temple Trust, Tuljapur, invites Expression of Interest (EOI) from reputed and experienced agencies/consultants for appointment as a Third-Party Consultant to supervise, monitor, and provide technical oversight for the ongoing conservation works being executed through the Archaeological Department at Shri Tuljabhavani Temple premises, Tuljapur, District Dharashiv, Maharashtra.

The important dates are

Publication of EOI	03 / 09 /2026	10:00 AM
Last Date for submission of EOI	17 / 09 /2026	04:00 PM
Opening of EOI Proposals	19 / 09 /2026	05:00 PM
Declaration of Shortlisted Consultant	Will be intimated through email	
Date & Time opening of bid	Will be intimated through email	
EOI Fee in DD favourof Tahsildar & Manager (Admin), Shri Tuljabhavani Temple Trust Tuljapur.	Rs.5000/-	



**Tahsildar & Manager (Admin)
Shri Tuljabhavani Temple Trust Tuljapur**



**Collector Dhrashiv & Chairman
Shri Tulja Bhavani Temple Trust Tuljapur**

BACKGROUND

The conservation and restoration works at Shri Tuljabhawani Temple, Tuljapur are being executed through the Archaeological Department with due consideration to the heritage character, architectural significance and conservation principles applicable to the temple premises. Considering the technical nature and heritage sensitivity of the works, the Trust intends to appoint an independent and technically competent Third-Party Consultant to monitor the ongoing works and provide independent technical observations, quality monitoring and reporting.

The Public Works Department, Government of Maharashtra, vide Government Resolution No. खाक्षेस-2018/प्र.क्र.75/रस्ते-9अ dated 25 January 2019, has provided revised instructions regarding appointment of consultants for project management, supervision, monitoring, reporting and related technical consultancy services. The said Government Resolution recognizes Project Management, Supervision, Report and Monitoring as areas where consultant/expert services may be engaged. The selection procedure adopted herein shall give due importance to technical capability and quality, consistent with the relevant principles contained in the said Government Resolution.

The selection procedure adopted herein shall therefore give due importance to technical capability and quality, consistent with the principles contained in the said Government Resolution. The GR provides that where consultants are appointed through public notice, qualification criteria are to be prescribed according to the nature of work and greater importance is to be given to technical quality.

OBJECTIVE OF THE EOI

- The objective of this EOI is to appoint a qualified, experienced and independent Third-Party Consultant to ensure that conservation works are carried out:
- in accordance with approved drawings and designs;
- as per approved conservation principles and methodology;
- as per applicable technical specifications and standards;
- with appropriate quality of materials and workmanship;
- in accordance with heritage conservation requirements;
- within the approved scope and stipulated timelines;
- and with proper documentation, reporting and technical monitoring.

The consultant shall function as an independent technical monitoring agency and shall not be considered as the executing agency/contractor.

Scope of Work

The selected Third-Party Consultant shall be responsible for, but not limited to, the following:

1 Technical Inspection :-

- Regular inspection of ongoing conservation works.
- Inspection of workmanship and construction/conservation methodology.
- Verification of execution against approved drawings and specifications.
- Identification of technical deficiencies and deviations.

2 Quality Monitoring :-

- Monitoring quality of materials used in conservation works.
- Verification of material specifications and test reports.
- Monitoring appropriate conservation techniques and methods.
- Advising corrective measures wherever required.

3 Drawing & Technical Document Verification :-

- Review/verification of approved drawings, specifications and relevant technical documents.
- Verification of actual execution with approved drawings.
- Bringing deviations/variations to the notice of the Trust and concerned authorities.

4 Site Visits :-

- Regular site visits shall be undertaken by the consultant's qualified technical personnel.
- The consultant shall maintain records of site inspections.
- Site visit reports shall be submitted to the Trust periodically.

5 Progress Monitoring :-

- Monitoring physical progress of conservation works.
- Comparison of actual progress with approved work programme.
- Highlighting delays and their likely impact.
- Suggesting corrective measures wherever required.

6 Non-Conformity Reports :-

- The consultant shall issue Non-Conformity Reports (NCRs) wherever technical defects, deviations, poor workmanship or non-compliance with approved specifications/conservation methodology are observed.

7 Technical Coordination :-

- The consultant shall coordinate, wherever required, with:
- Archaeological Department;
- Shri Tuljabhawani Temple Trust;
- executing agency/contractor;
- architects;
- structural consultants;
- testing agencies; and
- other concerned technical authorities.

8 Periodic Reports :-The consultant shall submit:

- Site Inspection Reports;
- Monthly Progress Reports;
- Quarterly Reports, wherever applicable;
- Technical Observation Reports;
- NCR/Compliance Reports; and
- Final Completion/Monitoring Report.

9 Final Report :-

At completion of the relevant conservation work/site, the consultant shall submit a Final Technical Monitoring/Completion Report covering the work executed, major observations, compliance status and conformity with approved conservation requirements.

Eligibility Criteria

Applicant shall satisfy all the following minimum eligibility conditions:

1 Constitution / Registration :-

- The applicant shall be: Registered Consultancy Firm / Company / Partnership Firm / LLP / Proprietorship / eligible professional organization; and legally competent to enter into a consultancy agreement.

2 Relevant Experience :-

- The agency/consultant should have minimum 5 years of experience in consultancy/technical services related to one or more of the following:
- Heritage Conservation;
- Architectural Conservation;
- Archaeological Conservation;
- Restoration of heritage structures;
- Conservation of protected monuments;
- Structural conservation/repair of heritage buildings; or
- Similar conservation-related consultancy assignments.
- Government / Semi-Government / Heritage / Archaeological project experience shall be considered as relevant experience.

3 Relevant Completed Projects :-

- The applicant should have successfully completed relevant consultancy assignments in the last 5 years.
- Supporting completion certificate/work order/client certificate shall be submitted.

4 Qualified Technical Personnel :-

- The applicant shall have access to qualified professionals including, as applicable:
- Conservation Architect / Architect;
- Civil / Structural Engineer;
- Material Conservation Expert;
- GIS / AutoCAD / Documentation Expert; and
- other relevant specialists required for the assignment.

5 Financial Capacity :-

The applicant shall submit:

- Audited financial statements; and
- Income Tax Returns for the last 3 financial years.

6 Registration Documents :-

The applicant shall submit applicable:

- PAN;
- GST Registration;
- Registration Certificate;
- Firm/Company incorporation documents;
- Partnership/LLP documents, wherever applicable.

MANDATORY DECLARATIONS

The applicant shall submit an undertaking/declaration on its letterhead stating that:

1 Non-Blacklisting Declaration :-

- We hereby declare that our firm/agency/consultancy has not been blacklisted, debarred or banned by any Central Government, State Government, Government Department, Government Undertaking, Local Authority, Statutory Body or Semi-Government Organization as on the date of submission of this EOI.

2 No Bankruptcy / Insolvency :-

- We further declare that the firm/agency is not under liquidation, insolvency, bankruptcy or similar legal proceedings and no such proceedings are pending against the firm as on the date of submission of this EOI.

3 No False Information :-

- We certify that all information and documents submitted along with this EOI are true, correct and complete to the best of our knowledge. In case any information is found to be false or misleading, Shri Tuljabhawani Temple Trust shall have the right to reject our proposal and/or terminate the appointment.

4 Conflict of Interest :-

- The applicant shall declare that it has no conflict of interest which may affect its independence in carrying out the Third-Party Consultant assignment.

5 Independence :-

- The selected consultant shall maintain independence from the executing contractor/agency and shall not have any financial or commercial interest in the execution of the conservation works being monitored.

Documents to be Submitted

- Company/organization profile.
- Details of similar completed projects with completion certificates.
- Curriculum Vitae (CVs) of proposed key technical personnel.
- Audited financial statements/IT returns for the last three years.
- Registration documents (PAN, GST, etc.).
- Self-declaration stating that the agency has not been blacklisted and bankrupt by any Government/Semi-Government organization.

Selection Procedure

- Scrutiny of received EOIs based on eligibility and technical credentials.
- Short listing of qualified applicants.
- First technical evaluation will be done on submitted technical envelop I.
- Minimum Qualifying Technical Score: 30 out of 65. Technical score below 30 will be summarily rejected.
- Presentation / Interaction -10 Marks:
- The technically eligible bidders shall be required to make a presentation before the Evaluation Committee regarding their understanding of the project, proposed monitoring and supervision methodology, quality control and heritage conservation approach, proposed technical team, deployment plan, reporting, documentation and coordination mechanism. The presentation shall carry a maximum of 10 marks.
- Only technically qualified consultants shall have their financial proposals (Financial envelop II) opened.
- The document outlines that this EOI follows the QCBS (Quality & Cost Based Selection) criteria. The evaluation is split into two main parts:
- A. Technical Bid (Envelope A): Weighted at 65 Marks.
- B. Presentation / Interaction -10 Marks:
- C. Financial/Commercial Bid (Envelope B): Weighted at 25 Marks.

1. Technical Evaluation :-

- Eligibility: To be considered for the financial opening, a bidder must secure a minimum of 30 Marks in the technical evaluation.

Example Scoring:

Bidder	Technical Score
A	65
B	60
C	55

2. Financial Evaluation :-

- Commercial evaluation shall be conducted by opening the financial bids of those bidders who have secured a minimum of 30 marks in the technical evaluation, and 25 marks shall be calculated as the financial score therein.

• Example Scoring:

Bidder	financial Score	Rank
A	1.50 %	L3
B	1.25 %	L2
C	1.00 %	L1

- The bidder who has quoted the Lowest Quoted Percentage (L1) in the commercial/financial envelope shall be awarded the full 25 marks, and the other bidders shall be given proportionate marks in comparison to the rate quoted by the L1 bidder in the commercial envelope.

$$\text{Score} = \frac{\text{Lowest Quoted Percentage} \times 25}{\text{Bidder's rate}}$$

Example :-

A	1.50 %
B	1.25 %
C	1.00 %

$$\text{Score} = \frac{\text{Lowest Quoted Percentage} \times 25}{\text{Bidder's rate}}$$

C Bidder submitted Lowest Quoted Percentage So C = 25 Scoring

$$\text{A Bidder} = \frac{1.00 \times 25}{1.50} = 16.67 \text{ Scoring}$$

$$\text{B Bidder} = \frac{1.00 \times 25}{1.25} = 20.00 \text{ Scoring}$$

- All bidders who qualify in the Technical Envelope shall have their technical evaluation marks and the marks obtained in the commercial/financial envelope added together, and the bidder securing the highest total marks shall be selected as the successful bidder.

3. Final Selection (Combined Score) :-

The winner is determined by adding the Technical Score (X), Presentation Score (Y) and the Financial Score (Z). The bidder with the highest total score is ranked H1 and selected as the successful bidder.

Bidder	Technical Score (X)	Presentation Score (Y)	Financial Score (Z)	Total Score (X+ Y+Z)	Bidder Rank
A	65	10	16.67	91.67	H1
B	60	07	20.00	87.00	H2
C	55	05	25.00	85.00	H3

Important Notes :-

- Tie-Breaker: If two bidders have the same total score, the bidder with the highest average turnover over the last 3 years will be given priority.
- Even though Bidder C had the lowest price, Bidder A wins because their high technical quality resulted in a higher combined score.

TECHNICAL EVALUATION MARKING SYSTEM FOR APPOINTMENT OF THIRD-PARTY CONSULTANT

(Technical envelop I)

(Conservation Works at Shri Tuljabhawani Temple, Tuljapur)

Maximum Technical Marks: 65

1. Capability Statement - 20 Marks

1.1 Experience in ongoing project of consultancy in Heritage / Conservation / Archaeological

- 1 to 3 Project :- 10 marks
- 4 to 5 Project :- 15 marks
- More than 05 Project :- 20 marks

2. Firms Relevant Experience - 20 Marks

Experience in completion of Heritage / Conservation / Archaeological / Similar Consultancy assignments during the last 5 years:

- 1 To 2 Project :- 10 marks
- 2 To 4 Project :- 15 marks
- More than 4 Project :- 20 marks

3. Financial Capacity - 10 Marks

Average Annual Turnover (Last 3 Financial Years):

- Up to ₹1 Crore :- 05 Marks
- Above ₹1 Crore :-10 Marks

4. Strength of Technical Team - 15 Marks

- Civil Engineer - 3 No. :- 5 Marks
- Conservation Architect / Architect - 4 No. :- 5 Marks
- GIS / AutoCAD / Documentation Expert - 2 No. :- 5 Marks

Note :- Submission of authorized Degree / Marksheet required as per above technical post along with experience Certificate.

Total Maximum Technical Marks: 65

IMP Note :-

- Minimum Qualifying Technical Score:-30 out of 65. Technical score below 30 will be summarily rejected.
- Only technically qualified consultants shall have their financial proposals (Financial envelop II) opened.
- H1 rate proposal will be awarded as consultant .

FINANCIAL PROPOSAL

- Estimated Cost of the Conservation Works: Rs. 58 Crore.
- The above estimated cost is indicative and may vary/revise during execution of the project due to variation in quantities, approved additional/deleted items, revised estimates, statutory requirements or other reasons as approved by the competent authority.
- The Consultancy Fee shall be quoted by the bidder as a percentage (%) of the Estimated Cost of the Conservation Works. The quoted percentage shall remain firm throughout the consultancy period. However, the actual consultancy fee payable shall be calculated with reference to the final/approved cost of the works, subject to the terms and conditions of the Consultancy Agreement and applicable Government rules.

Limit on Consultancy Fee

- The Consultancy Fee quoted by the bidder shall be quoted as a percentage (%) of the Estimated Cost of the Conservation Works.
- The Consultancy Fee quoted by the bidder shall not exceed 2% of the Estimated Cost of the Conservation Works.
- Any financial proposal quoting a Consultancy Fee exceeding 2% shall be liable to be treated as non-responsive and shall not be considered for further financial evaluation.
- The quoted percentage shall remain firm throughout the consultancy period. However, the actual consultancy fee payable shall be calculated with reference to the actual/final approved cost of the conservation works, subject to the terms and conditions of the Consultancy Agreement and applicable Government rules.
- The bidder shall quote the percentage inclusive of all consultancy-related expenses, excluding GST and other statutory taxes, as applicable.

FINANCIAL PROPOSAL

(Financial envelop II) on Company Letter Head

Sr.no	Name of Firm/ agencies/consultants	Perticular	Bidders Quoted Rate
		Consultancy Fee as a percentage of the Estimated Cost of Conservation Works (All work scope mention in EOI)	____%

Note :-

Declaration

- We hereby quote ____ % of the Estimated Cost of Conservation Works as our consultancy fee for the complete scope of services specified in this EOI.

Authorized Signatory
Stamp and Seal

LIST OF ARCHITECTURAL-CONSULTANCY ASSIGNMENTS COMPLETED

Sr. No.	Name of Work/Project with add.	Short Description of Architectural/Consultancy Assignment	Name and add. of Owner/Client	Value of Work/Project	Date of Start of Work/Project	Date of Completion Of Work/Project	Any other relevant information

Note:

- The list of Works/Projects mentioned above should be substantiated with documentary evidence such as Work Orders/Contract Agreements and Completion Certificates duly attested.
- Applications received without necessary document liable to be rejected.

Authorized Signatory
Stamp and Seal

Consultancy Fee

The selected Third-Party Consultant shall be paid the consultancy fee as accepted and finalized by the Shri Tuljabhawani Temple Trust, Tuljapur, as per the Financial Proposal and the terms of the Work Order / Agreement. The accepted consultancy fee shall be inclusive of all expenses required for carrying out the scope of work, including site visits, inspection, technical monitoring, preparation and submission of reports, meetings, technical observations and other services specified under this EOI, except GST and other statutory taxes, which shall be payable as applicable.

- **Commencement of Payment**

1. No payment shall be made merely on the basis of selection of the consultant.
2. Payment shall commence only after:
3. Issuance of formal Work Order by Shri Tuljabhawani Temple Trust, Tuljapur;
4. Signing of the Consultancy Agreement by both parties;
5. Commencement of consultancy services; and
6. Submission and acceptance of the required reports/documents by the consultant.

- **Payment Schedule,** The accepted consultancy fee shall be paid as follows:

Sr. No.	Stage / Milestone	Payment
01	After issuance of Work Order, signing of Agreement and commencement of consultancy services	10%
02	Progressive Payment During Execution of Conservation Works - During the execution of conservation works by the Archaeological Department, 70% of the accepted consultancy fee shall be paid progressively in proportion to the actual progress of the conservation works.	70%

	The payment under this stage shall be released from time to time based on the actual work completed, duly verified/certified by the competent authority and corresponding progress/payment of the conservation works executed through the Archaeological Department. The consultancy fee payable under this stage shall be calculated proportionately against the actual value of conservation work completed and accepted. No full payment of this 70% component shall be released in advance or merely on the basis of time elapsed or submission of periodic reports.	
03	After completion of the relevant conservation works and submission and acceptance of Final Technical Monitoring / Completion Report	20%

● Periodic Payment

1. The 70% payment earmarked for the execution period shall be released periodically against the actual progress and satisfactory performance of the consultancy services.

The consultant shall submit a bill along with:

2. Site Inspection Reports;
3. Monthly / Periodic Progress Report;
4. Details of site visits conducted;
5. Technical observations, if any;
6. NCRs / Compliance Reports, wherever applicable;
7. Photographic documentation, wherever required; and
8. Any other document required by the Trust.

9. The payment shall be released only after verification and certification of the submitted reports and satisfactory performance by the competent authority of the Trust.

- **Final Payment**

1. The final 20% payment shall be released only after:
2. Completion of the conservation works covered under the consultancy;
3. Submission of the Final Technical Monitoring / Completion Report;
4. Submission of all pending inspection/monitoring reports;
5. Submission of compliance status of observations/NCRs, wherever applicable;
6. Acceptance of the Final Report by the Trust; and
7. Completion of all contractual obligations by the consultant.

- **Payment for Incomplete / Discontinued Work**

1. If the conservation work is discontinued, suspended or terminated for any reason, payment to the consultant shall be made only for the consultancy services actually performed and satisfactorily completed up to the relevant date, subject to verification by the Trust and the terms of the Agreement.

- **Termination / Removal of Consultant:**

- If the performance of the selected Consultant is found to be unsatisfactory, negligent or not in accordance with the scope of work, or if the Consultant fails to carry out the assigned duties properly, submit required reports, maintain required technical standards or comply with the directions of the Trust, the Shri Tuljabhawani Temple Trust, Tuljapur shall have the right to issue notice and, after giving reasonable opportunity to the Consultant to explain/rectify the deficiencies, terminate the consultancy agreement and remove the Consultant from the assignment.

- **Statutory Deductions :-**

1. All applicable statutory deductions, including TDS and other deductions as applicable under prevailing Government rules, shall be made from the payments.
2. GST and other applicable statutory taxes shall be dealt with as per prevailing Government rules and the accepted Financial Proposal.

- **No Advance Payment :-**

1. No advance payment shall be payable to the selected consultant unless specifically approved by the Competent Authority and expressly provided for in the Work Order / Agreement.

Contract Period

The appointment shall be valid till completion of the conservation project or for a specified period (extendable based on project requirements and performance).

EOI Submission Details

- EOI shall be submitted in sealed Technical envelope I and Financial Envelope II through prescribed mode within the stipulated time.
- The EOI should be addressed to -
Tahsildar and Manager (Admin),
Shri Tuljabhavani Temple Trust,
Tuljapur, Dist.Dharashiv 413601.

The Trust reserves the right to accept or reject any or all EOIs without assigning any reason thereof.

For further inquiry

contact:-

Drop mailon:- shreetuljabhavanitemple@gmail.com

Tahsildar & Manager (Admin)
Shri Tuljabhavani Temple Trust Tuljapur

Collector Dhrashiv & Chairman
Shri Tuljabhavani Temple Trust Tuljapur